

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Name: Mark A. Kutney, AICP
Phone: (954) 797-1101

SUBJECT: Site Plan

SP 10-2-00 Nextel - Hawk's Bluff

Location: 4801 S.W. 148th Ave/ Generally in the northwest
portion of the Regency Square Shopping Plaza.

TITLE OF AGENDA ITEM:

Site Plan approval for a stealth monopole telecommunications tower.

REPORT IN BRIEF:

Request to construct a 100 foot monopole tower within a 40' X 45' lease parcel containing the monopole and equipment shelter. The lease parcel will be surrounded by an 8 foot high chain link fence topped with barbed wire and surrounded by a landscape buffer containing shrubs and canopy trees.

PREVIOUS ACTIONS: None.

CONCURRENCES: Site Plan Committee: The Site Plan Committee recommended approval subject to the conditions of approval as stated in the staff report and the flag pole be a maximum of 100 feet in height, and the United States flag be in proportion to the overall height of the pole, at its January 23, 2001 meeting (motion carried 3-0, Mr. Aucamp and Vice-chair Marcellino absent).

FISCAL IMPACT:

Has request been budgeted? yes no

If yes, expected cost: \$

Account Name:

If no, amount needed: \$

What account will funds be appropriated from:

Additional Comments:

RECOMMENDATION(S): Motion to approve.

Attachment(s): Staff Report, Land Use Map, Subject Site Map, Aerial, Site Plan.

Application #: SP 10-2-00

Revisions:

Exhibit "A":

Original Report Date: 1/24/00

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Agent:

Name: Regency Square At Broward
/A Texas Joint Venture

Name: Nextel South Corp. d/b/a
Nextel Communications

Address: 1541 Sunset Drive
City: Coral Gables, FL 33143
Phone: (954) 971-3450

Address: 6700 N. Andrews Ave
City: Ft. Lauderdale, FL 33309
Phone: (954) 561-2230

BACKGROUND INFORMATION

Application Request: Site Plan approval.

Address/Location: 4801 S.W. 148th Ave/ Generally in the northwest portion of the Regency Square Shopping Plaza.

Future Land Use Plan Designation: Commercial

Zoning: P.U.D. County

Existing Use: Parking lot at rear of shopping center

Proposed Use: Stealth-facility (flag pole) communications site with an unmanned equipment shelter.

Parcel Size: 0.04 acres (1,800 sq. ft.)

Surrounding Uses:

**Surrounding Land
Use Plan Designation:**

North:	Regency Square Shopping Center, then Griffin Road	Commercial
South:	Regency Square parking lot, then single-Family Residential	Commercial, then Residential 3 DU/AC
East:	Regency Square Shopping Center, then vacant/Single-Family Residential	Rural Ranches
West:	Lake, then vacant land	Commercial

Surrounding Zoning:

North:	P.U.D. (County) then, A-1, Agricultural
South:	P.U.D. (County, Planned Unit Development)
East:	P.U.D. County then, E-2, (County, Estate, 80,000 sq. ft. min. plot)
West:	P.U.D. (County, Planned Unit Development)

ZONING HISTORY

Related Zoning History: The Ivanhoe PUD was approved and developed under Broward County in 1980. Broward County Ordinance 80-76, approved by Broward County September 29, 1980, rezoned the 864 acre Ivanhoe Development from A-1 to Planned Unit Development (PUD). Town of Davie Ordinance 86-14, approved February 1986, annexed the PUD into the Town of Davie and kept Broward County Ordinance 80-76 in effect.

Previous Request on same property: Regency Square site plan was approved by Town Council on September 6, 1999.

A Special Permit (SE 10-1-00) allowing for the construction of a telecommunications tower at this location was approved by Town Council on November 21, 2000.

DEVELOPMENT DETAILS

The Applicant's SUBMISSION indicates the following:

Site Plan: The applicant requests site plan approval for a proposed 100' high stealth monopole tower and a 40' X 45' lease parcel for the monopole and adjoining equipment shelter, to be located in the northwestern portion of Regency Square Shopping Plaza. The equipment shelter is 20' X 10' in dimension and will be located directly to the east of the monopole. The lease parcel area will be protected by a barbed-wire topped 8' high chain-link fence with an access gate.

Landscaping: The applicant has proposed a five (5) foot landscape buffer along the north and south perimeter of the lease parcel and a ten (10) foot landscape buffer

along the east and west perimeter. This area will include six (6) Dahoon holly , 12' in height at time of planting, 77 green buttonwood shrubs, planted at 24" on center and 36 trailing lantana. Three (3) existing canopy trees will remain.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: Planning Area 1, constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of Southwest 148th Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) development. There are parcels designated for commercial use located in the northern and southern ends of the Ivanhoe development at the intersections of I-75 with Sheridan and Griffin Roads, and Orange Drive. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West.

Staff Analysis

Staff has examined the location of the proposed stealth monopole and finds that the location, in the rear of the shopping center and adjacent to a lake, providing buffering from the residential uses to the south. In addition, the stealth facility, at 100 feet in height and complete with a flag will be visible along Orange Drive and I-75 to serve as a location feature of the shopping center. The site location meets the acceptable setbacks required to minimize adverse visual effects to adjacent parcels.

The proposed location will not interfere with traffic circulation, as it is surrounded by a parking lot with full circulation.

Findings of Fact

The proposed site plan meets all the applicable codes and ordinances of the Town of Davie relative to development standards, subject to the following.

Prior to the issuance of final building permit, the applicant shall:

1. Provide a note on the site plan stating that the fence will be vinyl clad.
2. Provide a note on the site plan stating that the flag will be an American flag.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of petition SP 10-2-00, subject to the finding of facts as outlined above and as stated herein:

The following items shall be addressed prior to the issuance of final building permits:

1. Provide a note on the site plan stating that the fence will be vinyl clad.
2. Provide a note on the site plan stating that the flag will be an American flag.

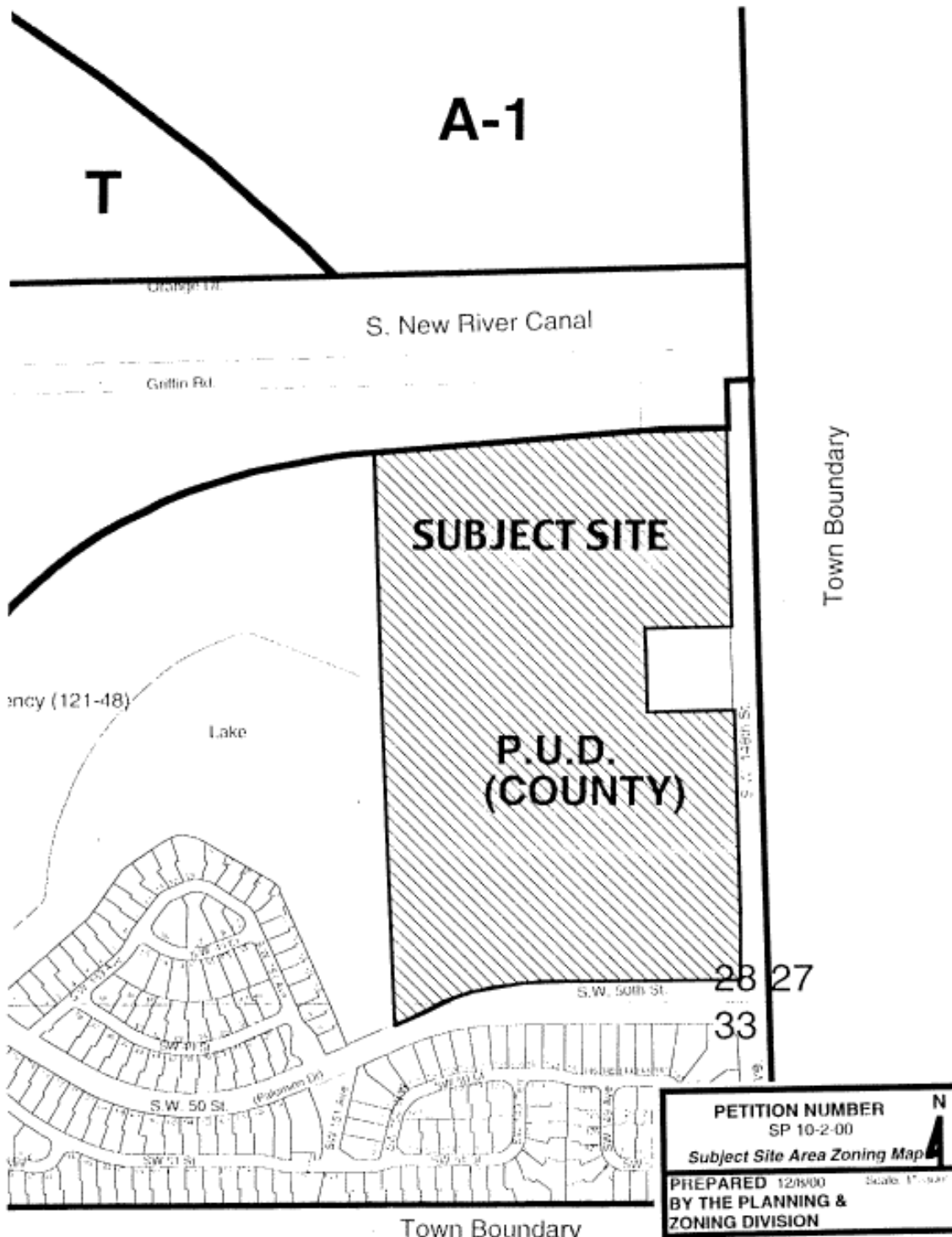
Site Plan Committee

On a motion made by Mr. Engel and seconded by Councilmember Paul, the Site Plan Committee recommended **approval**, subject to the planning report and that the pole be a maximum of 100 feet in height, and that the United States flag be in proportion to the overall height of the pole, by a vote of 3-0 (Mr. Aucamp and Vice-chair Marcellino absent, January 23, 2001).

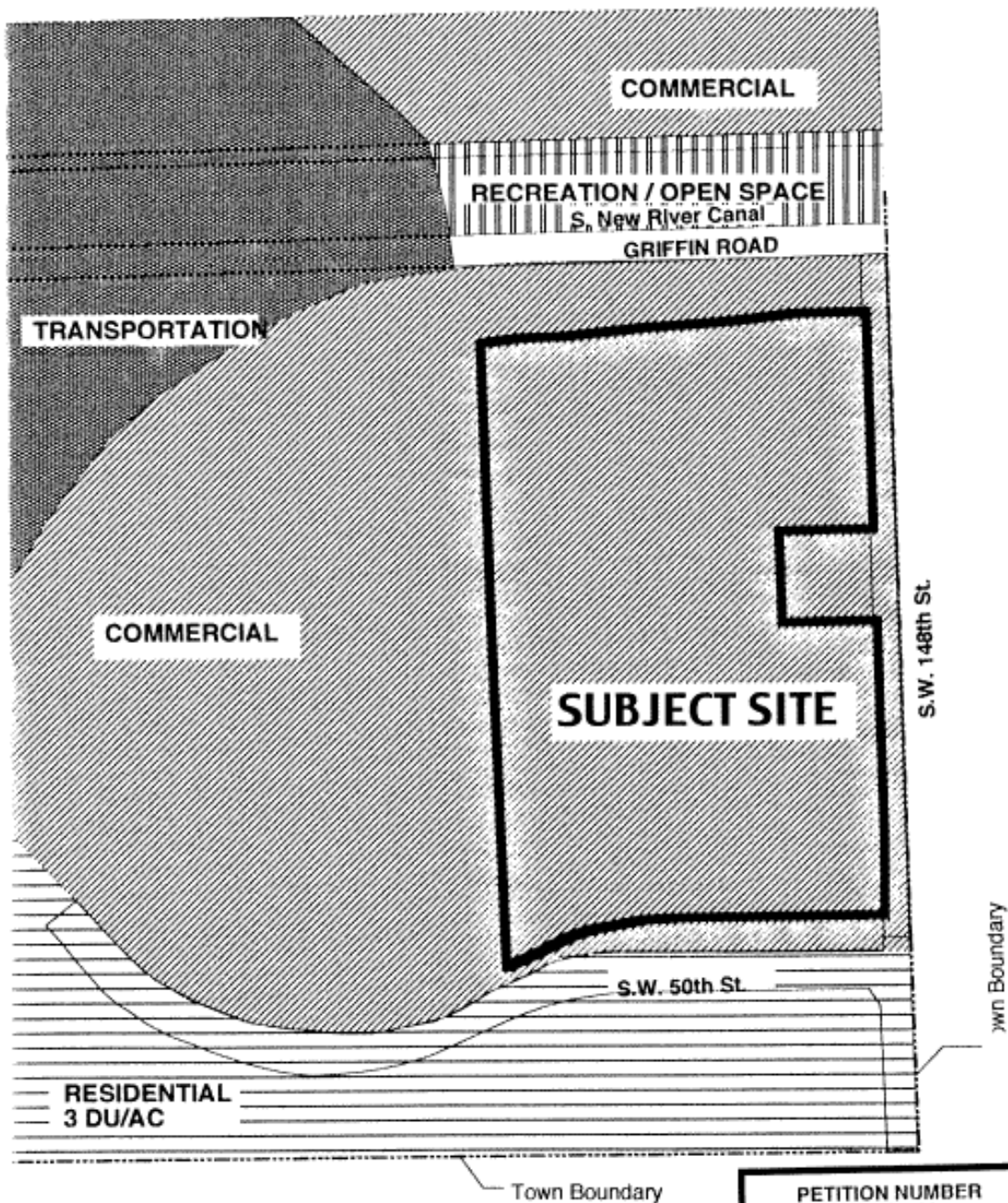
Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial
4. Site Plan

Prepared by: _____
Reviewed by: _____







PETITION NUMBER SP 10-2-00 <i>Subject Site Area</i> <i>Future Land Use Plan</i>		N 4
PREPARED 12/8/00 BY THE PLANNING & ZONING DIVISION		
Scale: 1"=300'		